STRATTON OAK ESTATES

4 3 2

16 Marian Close, Wimborne, BH21 3UH

Guide Price £600,000

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
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GROSS INTERNAL AREA
FLOOR 1: 651 sq.ft, 60 m², FLOOR 2: 666 sq.ft, 62 m², FLOOR 3: 276 sq.ft, 26 m²
EXCLUDED AREAS: GARAGE: 313 sq.ft, 29 m²
TOTAL: 1593 sq.ft, 148 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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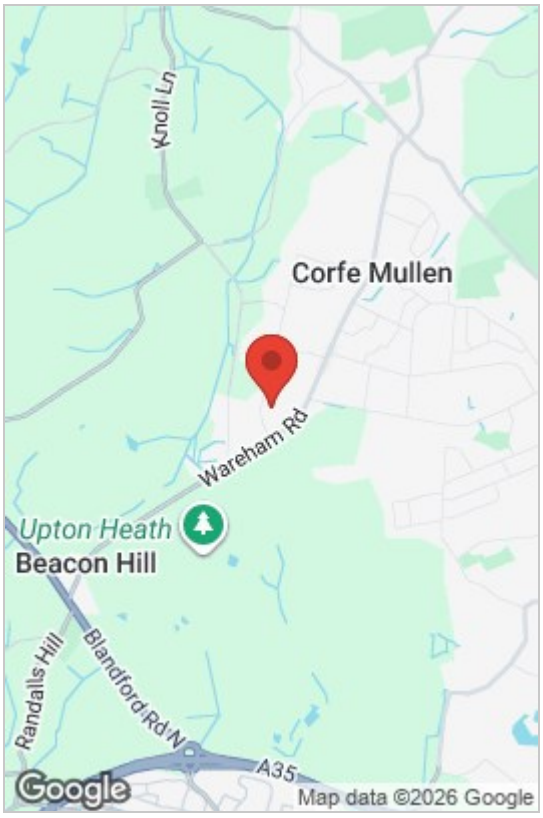
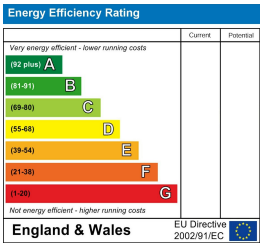
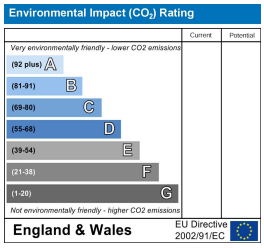


- Beautifully presented family home arranged over three floors within a private cul-de-sac setting
- Originally configured as a four bedroom home, currently arranged as three bedrooms with the option to easily reinstate the fourth bedroom
- Spacious principal bedroom with contemporary en-suite shower room finished with floor-to-ceiling tiling
- Detached double garage with loft storage above, EV charging point and ample off-road parking for several vehicles
- Stunning open plan kitchen/dining room featuring integrated NEFF appliances, wine cooler and breakfast bar
- Underfloor heating and herringbone flooring throughout the ground floor accommodation
- Versatile loft room with countryside views and cloakroom, ideal as a home office, guest suite or hobby room
- Landscaped rear garden enjoying a favourable south easterly aspect with patio and raised decking area ideal for entertaining and relaxing outdoors

A beautifully presented and versatile family home situated within a private cul-de-sac, offering spacious accommodation across three floors. The property has been significantly improved by the current owners and features a stunning open plan kitchen/dining room with integrated NEFF appliances, underfloor heating and stylish herringbone flooring. Originally designed as a four bedroom home, it is currently arranged as three bedrooms with the flexibility to reinstate the fourth if required. Further benefits include a detached double garage, ample off-road parking, EV charging point and a landscaped south easterly facing garden ideal for entertaining.





Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.

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